

**VILLGE OF BARRINGTON HILLS  
PLAN COMMISSION MEETING  
APRIL 14, 2003**

The regular meeting of the Village of Barrington Hills Plan Commission was called to order by Chairman Smithe at 7:30 p.m.

Commission Members Present:     Peter Grande  
   Lou Anne Majewski  
   James O'Donnell  
   Walter Smithe, III, Chairman  
   Daniel Wolfgram

Absent:             Kenneth Bosworth  
                         Patrick Hennelly  
                         Thomas McGrath  
                         Michael Schmechtig

The Attendance Sheet is attached and made part of these Minutes.

**PREVIOUS MINUTES:** Commissioner Majewski made the motion, seconded by Commissioner Grande, to approve the March 10<sup>th</sup> Minutes. Commissioner Wolfgram noted that his name had not been included in the list of Commissioners present at that meeting. Motion to approve the corrected minutes carried unanimously by voice vote.

**WAMBERG FD DEVELOPMENT:** Attorney Robert Best, representing the Wamberg family limited partnership, referred to the fact that this matter had last been before the Plan Commission at the March 10, 2003 meeting. At that meeting the Commissioners' direction was concluded that certain conditions it deemed appropriate were to be included in the latest intergovernmental agreement between Barrington and Barrington Hills.

Reviewing the development to date, Mr. Best explained that this proposal involves a parcel of approximately 78 acres in both Barrington and Barrington Hills bounded on the south by Lake Cook Road, the west Old Hart Road and the east Hart Road. The predominant natural feature of the parcel is Flint Creek, which flows through its center from the southeast to northwest corner, including a tributary from the east of Barrington.

The proposal is to have an equal exchange of territory between the Villages by means of a simultaneous disconnection and annexation of 5.76 acres and create 5 commercial lots along the entire southern border to be within Barrington as well as one such lot in the northeast corner in Barrington Hills. The remainder of the parcel would remain in Barrington Hills under its current zoning R-1 five acres residential. Conservation easements would be imposed on the large center parcel as well as areas on the eastern

side of the residential lots fronting Old Hart Road. Barrington Hills would have the right to maintain those conservation easements, if necessary, with authority to levy taxes for such expense. Steve Albert, an engineer with Civil Design Group, displayed the site plan during this explanation of the Wamberg development.

Mr. Best reviewed specific plans for the commercial lots as well as signage and landscaping. He explained that there would be some land banking in lieu of construction all the parking spaces for the Clarke Bardes headquarters as he was of the opinion there would initially only be a need for two-thirds the number required by Barrington. Mr. Albert distributed copies of a new exhibit further illustrating this plan. Mr. Best indicated that access would be from Lake Cook Road, with a second access planned at Hart Road, across from the high school, via a culvert-type bridge crossing of Flint Creek. The bridge would be constructed when traffic studies indicated it was warranted.

An intergovernmental agreement was in the process of being redrafted to incorporate concerns of the Plan Commission. Commissioner Majewski asked specifically about assurance being included that Barrington would never annex the property directly south of Lake Cook Road. Mr. Best replied that attorneys from both Villages were currently working on incorporating verbiage that would preclude any disconnection or annexation by either Village of any adjacent parcels. As that document was still in draft form, resident Joseph Messer, 21 Oakdene, expressed his concern that the Commission may be voting on this issue without knowing all the terms of the agreement. Chairman Smithe responded by stating he believed the Plan Commission had completed their assignment in reviewing the development proposal and that it would be up to the Village Board of Trustees to approve of any final terms of the agreement.

Mr. Best noted that a subsequent draft hadn't been prepared yet, as he was awaiting final recommendations by all parties concerned. He did point out that the following would be included: (1) Access to the conservation areas by educational groups; (2) Prohibiting any disconnection or annexation by either Villages; and (3) Authorization for Barrington Hills to levy taxes against the property for failure to maintain the conservation easements. He also added that existing Barrington regulations would apply in perpetuity. Resident Mary Bradford-White, 17 Oakdene Road, asked if the conservation easements would also be dedicated in perpetuity. Mr. Best replied yes. He added that no response has yet been received from the Village of Barrington to the latest draft.

The following residents expressed their concerns about increased density and its effect on the traffic on Lake Cook and Hart Roads: Tom Salis (sp); John Pappas, Sr., 23 W. County Line Road; Beth Mallen, 2 Cross Timber Road; Cheryl Quick, 166 Buckley Road; Greg Schafer, 30 Ridge Road; and Steve Bakker, 1 Marmon Lane.

Another comment was that consideration be given to the construction of sidewalks along Lake Cook Road to the High School.

David Miller, President of Metro Transportation Group, presented the results of his traffic study: (1) Increased a.m. traffic to the Bardes building would be coming primarily (80%) from the east rather than the west, with the majority of traffic currently traveling west to east in the morning, and would be leaving after peak travel time; (2) Additional turn lanes will accommodate traffic coming into this site; and (3) Capacity analysis of the Lake Cook/Hart Road intersection indicates there will be a minimal increased impact (currently rated "C"), especially if his recommendation for a right-turn arrow at Hart Road onto Lake Cook and a left-turn arrow on Lake Cook onto Hart Road were approved by IDOT. He also said he planned to suggest to IDOT that the current 50 mph speed limit on Lake Cook be reduced.

Both Special Counsel Douglas Wambach and Trustee Sapp were of the opinion the Plan Commission had done all that was asked of it by the Board and could proceed with forwarding its recommendation.

**Motion:** Commissioner Majewski made the motion, seconded by Commissioner O'Donnell, to forward the Wamberg proposal to the Village Board of Trustees, with the understanding not all concerns have been addressed. Motion carried unanimously by roll call.

No further action was taken on this matter.

**BARRINGTON RIDGE – SKETCH PLAN:** Robert Kosin advised that sketch plan approval was being sought for this 24 lot subdivision proposal. David Galowich, land developer with Madison Realty Group, Inc., went on to describe this parcel as consisting of 142 acres, located at the northeast intersection of Lake Cook and Ridge Road. The choice was to have the access off of Ridge Road, taking into consideration existing features of the property. If it were on Lake Cook Road, substantial improvements would have to be made which would probably substantially alter the natural appearance of that area.

Mr. Galowich said that careful attention was given to the topography and drainage patterns in laying out the proposed configuration, which consisted of 24 lots, a center open space, and 3 retention basins. Cultivated fields cover most of the property, with stands of trees scattered throughout and a more substantial grouping of trees to the north along Flint Creek, most all of which would be preserved. The proposed design in the opinion of Mr. Galowich would preserve most of the natural features. He described the detention basins as being spongy and marshy most of the time, with plants absorbing a good deal of the water. It was his opinion that such a design would function better for both storm water management and natural resources.

Julia Martins from the Barrington Hills Riding Club confirmed that a meeting would be held with the developer to discuss equestrian trails on this property.

Depending on the review process, Mr. Galowich advised that they would be developing this project in two phases. The southern portion would be developed first, but there was no specific timeline in place.

Nick Patera, land planner for Teska & Associates, went into further detail on the layout and landscaping, advising that any trees removed of any quality would be replaced in kind. Regarding perimeter landscaping, there may be conflicts with the dedications for drainage and rights-of-way. The Village will be seeking dedication of the east half of Ridge Road. Mr. Kosin confirmed this, adding that a portion of the right-of-way would be dedicated, though not diminishing the gross lot area of any adjacent lots.

Replying to resident John Pappas, Sr.'s question regarding this proposal's impact on the water supply, Mr. Kosin advised of a recent study by BACOG which indicates that Barrington Hills has reached an appropriate balance between the quantity of resources and its consumption. In his opinion, this subdivision presented no new pattern of development and therefore should have no new experiences. He added that the Village does not regulate ground water, rather that is the responsibility of the State.

Resident Mark Acheson, 28 Ridge Road, expressed concern about both the impact of heavy equipment on Ridge Road as well as the possibility of Lots 21 and 22 using his easement to the north of those lots for access. Mr. Patera replied that consideration would be given to a temporary construction access off of Lake Cook Road. Gerald Callaghan, Special Counsel, addressed the second concern by stating that the Covenants could preclude any use of that northern easement for access to Ridge Road.

Resident Steve Allen (sp) asked about the power lines that currently transect 3 of the lots. Mr. Galowich said they would either remain or be relocated at the developer's expense.

Further concerns about traffic, impact, and design were expressed by residents Barbara Reed, 36 County Line Road and Patricia Abboud, 13 Country Oaks. Mike Lukich, Village Engineer, advised that at the preliminary plat stage, he would have determined the allowable traffic impact which will be covered by the fee structure for all overweight permits. He also made reference to his April 9<sup>th</sup> letter to Chairman Smithe detailing a number of his concerns that would have to be addressed. Mr. Callaghan added that he would also forward a draft of the Covenants.

**Motion:** Commissioner Wolfgram made the motion, seconded by Commissioner Grande, to recommend approval of the Barrington Ridge sketch plan, subject to satisfaction of the conditions brought up by the Village Engineer and Special Counsel. Motion carried unanimously by voice vote.

No further action was taken on this proposal.

**TRUSTEE'S REPORT:** Trustee Sapp had no report this month, but did urge the Commission to make plans to visit the Barrington Ridge site.

There being no further business, the meeting was adjourned at 9:00 p.m. after being so moved and seconded.

Respectfully submitted,

Lou Anne Majewski  
Recording Secretary